

# NEW FOREST NATIONAL PARK AUTHORITY

## MINUTES OF PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING

HELD ON TUESDAY 21 FEBRUARY 2017 AT 9.30 HOURS IN THE COUNCIL CHAMBER,  
LYMINGTON TOWN HALL, LYMINGTON SO41 9ZG

### **Present:**

#### *Members:*

Pat Wyeth (Chairman) (Present until minute item 63 report item 5)  
Leo Randall (Deputy Chairman)  
Sally Arnold  
Gordon Bailey  
George Bisson  
Oliver Crosthwaite-Eyre  
Richard Frampton  
Penny Jackman  
Andy Moore  
Harry Oram  
Barry Rickman  
John Sanger

#### *Officers:*

Rosalind Alderman	Deputy Monitoring Officer
Deborah Slade	Senior Planning Officer
Carly Cochrane	Planning Officer
Rachel Pardey	Administration Assistant
Frances Connolly	Executive Assistant

Also in attendance: Mr Anthony Climpson, NFDC Employment and Tourism Officer, for item 63 report item 4.

### **59 Apologies for Absence**

59.1 An apology for absence was received from Ken Thornber.

### **60 Declarations of Interest**

60.1 Barry Rickman declared an interest in minute item 63 report item 1 as a member of Sway Parish Council.

Harry Oram declared a personal and prejudicial interest in minute item 63 report item 4 and he accordingly left the meeting during the debate and vote on this item. Harry Oram also declared an interest in minute item 63 report item 5 as a member of Brockenhurst Parish Council.

Leo Randall declared an interest in item 63 report item 5 as a Member of the New Forest Association.

Oliver Crosthwaite-Eyre declared an interest in item 63 report item 5 as a Member of the New Forest Association.

**61 Minutes**

61.1 **RESOLVED:** That the minutes of the meeting held on 17 January 2017 be approved as a true record.

**62 Chairman's Announcements**

62.1 The Chairman welcomed Daniel Pape, the new Planning Officer, to the Authority.

**63 Planning Applications for Committee decision (Paper NFNPA/PDCC 227/17)**

63.1 Members gave detailed consideration to the individual planning applications contained within the report.

**RESOLVED:** That the planning applications listed below be determined as shown in respect of each application and, in accordance with the Authority's policies and procedures, formal notice of the decisions to be sent to the applicants forthwith.

<b>REPORT ITEM 1</b>	
<b>Application No.</b>	<b>16/00696/FULL</b>
<b>Details</b>	Land to the Rear of Toby Cottage, Back Lane, Sway, Lymington SO41 6BU – Retention of Manege (Revised land levels)
<b>Public Participants</b>	Julie and Nigel Payne (For) John Curley (Against) Cllr Stephen Tarling (Sway Parish Council)
<b>Declarations of Interest</b>	Barry Rickman
<b>Comments</b>	Members resolved to defer the application in order to allow time for the Applicant and Officers to discuss a revised landscaping plan, which could then be considered at the next Planning Development Control Committee meeting.
<b>Decision</b>	Deferred
<b>Voting</b>	10 – 2

<b>REPORT ITEM 2</b>	
<b>Application No.</b>	<b>16/00892/FULL</b>
<b>Details</b>	White Meadow Camping, Lepe Road, Langley, Southampton SO45 1XR – Change of use of land as seasonal camping site and erection of ancillary facilities.
<b>Public Participants</b>	Helen Rosier (For) John Allison (For) Cllr Wappet (Fawley Parish Council)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	1. The proposed development would result in the introduction of a tourism related business use in the New Forest National Park, outside any of the defined New Forest villages in the open countryside detrimental to the rural character of the New Forest National Park. The proposal would not form part of a farm

	<p>diversification scheme and the application fails to demonstrate how it would contribute towards the understanding and enjoyment of the New Forest National Park without harm to the Park's special character. The proposal is therefore contrary to policies DP1, CP8 and CP16 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework.</p> <ol style="list-style-type: none"> <li>2. The proposal would result in a new residential use in the open countryside of the New Forest National Park to which no justification has been provided. The proposal is therefore contrary to Policies CP12 and CP8 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and the National Planning Policy Framework.</li> <li>3. The proposed development would have a harmful impact upon the tranquility and visual amenity of the locality and result in the proliferation of buildings within the open countryside which would erode the Park's local character resulting in the gradual suburbanising effect to the detriment of the special qualities of the National Park. The structures would appear incongruous in their setting being of a poor design to the detriment of the character and appearance of the area and the wider landscape. The proposal is therefore contrary to policies DP1, DP6, and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework.</li> <li>4. No information has been submitted to demonstrate that adequate measures would be put in place to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest Special Protection Area (SPA) and the Solent SPA. Therefore there would be insufficient information to assess the potential impact upon the SPAs and the proposal would therefore be contrary to the requirements of Policy CP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), the Development Standards SPD and the National Planning Policy Framework. Furthermore, insufficient information has been submitted with the application to determine that the proposal would not have harmful impact habitats and species of biodiversity importance contrary to policy CP2 of the New Forest National Park Authority Core Strategy and Development Management Policies (December 2010) DPD and the National Planning Policy Framework.</li> </ol>
<b>Voting</b>	9 – 3

<b>REPORT ITEM 3</b>	
<b>Application No.</b>	<b>16/01026/FULL</b>
<b>Details</b>	Lakeside, West Common, Langley, Southampton SO45 1XJ – Alteration and single storey extension to existing outbuilding to create 1no. 2bedroom holiday let.
<b>Public Participants</b>	Mr Cavell (For)
<b>Decision</b>	Planning consent <u>refused</u>
<b>Reasons</b>	<p>1. The proposed change of use would result in one new unit of self-contained residential accommodation in the open countryside, detrimental to the rural character of the New Forest National Park. The proposal would not form part of a farm diversification scheme and the application fails to demonstrate how it would contribute towards the understanding and enjoyment of the New Forest National Park without harm to the Park's special character. Moreover, it would involve the enlargement of the outbuilding by virtue of an extension which would appear at odds to the existing building due to its poor design, increasing its visual impact within the landscape and resulting in a more domesticated appearance. The proposal is therefore contrary to policies DP1, CP8, CP16, CP12 and DP19 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and the National Planning Policy Framework.</p> <p>2. No information has been submitted to demonstrate that adequate measures would be put in place to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest Special Protection Area (SPA) and the Solent SPA. Therefore there would be insufficient information to assess the potential impact upon the SPAs and the proposal would therefore be contrary to the requirements of Policy CP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010), the Development Standards SPD and the National Planning Policy Framework.</p>
<b>Voting</b>	Unanimous

<b>REPORT ITEM 4</b>	
<b>Application No.</b>	<b>16/01028/FULL</b>
<b>Details</b>	Fernlea, Sway Road, Brockenhurst, SO42 7SG - Change of use to house of multiple occupation for use of up to 12 people
<b>Public Participants</b>	Neil Robson (For) Gary Bradford (For) Mr D.E. Bucknaw (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Cllr)

<b>Declarations of Interest</b>	Harry Oram declared a prejudicial interest under Part 2 of the Code of Conduct, and accordingly withdrew from the meeting during the debate and vote on this item.
<b>Decision</b>	Planning consent granted subject to conditions
<b>Conditions</b>	<p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. The development hereby permitted shall not be occupied by the 7th - 12th person until the arrangements for parking and turning within its curtilage (including cycle parking) have been implemented in accordance with drawing 196.01 B. Prior to the installation of any new gates, the details of these shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>These areas shall be kept available for their intended purposes at all times.</p> <p>Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policies DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010) and Section 4 of the National Planning Policy Framework.</p> <p>3. The number of occupiers within the property shall not exceed 12 persons.</p> <p>Reason: In the interests of protecting the residential amenity of local residents from intensification of use and to define the nature of the consent for the avoidance of doubt; in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).</p> <p>4. Development shall only be carried out in accordance with:</p> <p>Drawings; 196.01 Rev B, 196.02.</p> <p>No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.</p> <p>Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.</p>
<b>Voting</b>	10 – 1

<b>REPORT ITEM 5</b>	
<b>Application No.</b>	<b>16/01077/FULL</b>
<b>Details</b>	Land Adjacent to Wootton Old Farm, Brownhill Road, Wootton, New Milton BH25 5TT – Stables and hay barn.
<b>Public Participants</b>	Karen Downie (For) Malcom Alison (Against) Cllr John Korbey (Brockenhurst Parish Council) Cllr Maureen Holding (District Ward Cllr)
<b>Declarations of Interest</b>	Harry Oram
<b>Comments</b>	The Chairman left the meeting at the start of this item to attend a prior commitment, and the Chair was occupied by the Deputy Chairman for the remainder of the meeting.  Following debate, Members agreed to defer the item to the next meeting of the Planning Development Control Committee to allow time for further discussion between officers and the applicants as to the siting of the stables.
<b>Decision</b>	Deferred
<b>Voting</b>	Unanimous

#### **64 Planning Appeal Decisions (*Paper NFNPA/PDDC 228/17*)**

64.1 Members highlighted inaccuracies in the Inspector's decision to allow the appeal for the development at 20 Ash Grove, Ashurst Hampshire, which was based upon incorrect references to policy. Members agreed that it would be appropriate for the Chairman to write directly to the Planning Inspectorate to convey the Committee's concerns in connection with this oversight.

#### **65 Items of urgent business**

65.1 There were no items of urgent business on this occasion.

#### **66 Date of next meeting**

66.1 Members noted that the next meeting of the Committee would be held at 09:30 hours on Tuesday 21 March 2017 in the Council Chamber, Lymington Town Hall, Avenue Road, Lymington.

The meeting ended at 11.55 am.

..... Date .....

Chairman